


This Instrument was prepared by:
C. Todd Henderson, Esq.
Post Office Box 430
Pelham, Alabama 35124

Send Tax Notice to:
Mary & Sarah Seifert
P. O. Box 1073
Columbiana, AL 35051

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION

ADMINISTRATRIX DEED


20040420000203120 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
04/20/2004 08:54:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made the 14th day of April 2004

BETWEEN MARY KATHRYN SEIFERT, as Administratrix of the estate of Madge Seifert, late of April 18, 1998, deceased, party of the first part, and MARY KATHRYN SEIFERT AND SARAH SEIFERT, party of the second part,

WITNESSETH, that party of the first part, by virtue of the power and authority given in and by letters of administration granted on the 11th day of December, 1998, by the Honorable Patricia Yeager Fuhrmeister, Probate Judge for Shelby County, Alabama, and pursuant to the agreement dated January 14, 1999 between the heirs of Madge Seifert, in Shelby County Probate Case No. 37-282, that for and in consideration of the sum of **TEN and no/100 DOLLAR (\$10.00)** paid by the party of the second part, do grant, bargain, sell and convey unto party of the second part, as joint tenants with Right of Survivorship, the following-described real estate, situated in Shelby County, Alabama, to wit:

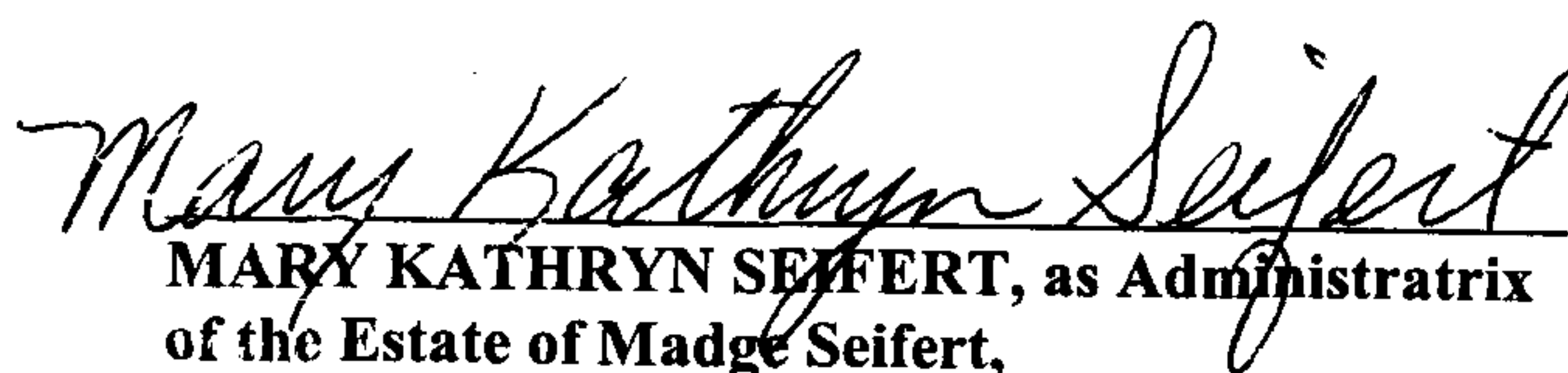
A lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the intersection of the West line of Lester Street with the South line of Sterrett Street in said Town of Columbiana; thence run in a Southerly direction along the West line of Lester Street a distance of 245 feet more or less, to the Northeast corner of lot sold to Henry and Doris Atchison by deed recorded in Deed Book 187, at Page 134, in the Probate Office of Shelby County, Alabama; thence in a Westerly direction along the North line of said lot a distance of 132 feet to the East line of George Horn lot; thence in a Northerly direction along the East line of lot sold to George Horn a distance of 245 feet more or less to the South line of Sterrett Street; thence in an Easterly direction along the South line of Sterrett Street a distance of 132 feet to the point of beginning. Situated in the SE ¼ of the SE ¼ of Section 23, Township 21, Range 1 West.

TOGETHER with the appurtenances and all the estate which the said decedent had at the time of decedent's death in said premises, which the party of the first part has or has power to convey or dispose of, whether individually or by virtue of will or otherwise; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, their heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part and for my heirs, executors, and administrators further covenants with party of the second part, their heirs and assigns, that I will and my heirs, executors, and administrators shall warrant and defend the same to the party of the second part, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hands and seal this 15th day of April, 2004.

 (Seal)
MARY KATHRYN SEIFERT, as Administratrix
of the Estate of Madge Seifert,
Shelby County Probate Case No. 37-282

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that MARY KATHRYN SEIFERT, as Adminstratrix of the Estate of Madge Seifert, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of April, 2004.


Notary Public

My Commission Expires: 2-7-06